THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440617

Karen Johnson Davidson County
Batch# 866955 DEEDWARR
06/03/2022 10:21:50 AM 2 pgs
Fees: $13.00 Taxes: $12,025.00

20220603-0064151

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,250,000.00

Affiant

Subscribed and sworn to before me this 31st day of May, 2022.

Notary Public
My Commission Expires: My Commission Expires 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jack L. Singer, III. and Lani Williams 2100 Elderton Court Brentwood TN 37027	New Owner	Tax Parcel ID No. 171 07 0B 005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dean E. Tozer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack L. Singer, III. and Lani Williams,** Husband and Wife ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Annandale, Phase 1 of record in Plat Instrument No. 20051209-0148093, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dean E. Tozer, unmarried, by Quitclaim Deed from Ryan A. Rafoth, Trustee of the Brunswick Property Trust U/A dated June 12, 2015, of record in Instrument No. 20211222-0169274, in the Register's Office of Davidson County, Tennessee, dated December 22, 2021 and recorded on December 22, 2021.

Being the same property conveyed to Ryan A. Rafoth, Trustee of the Brunswick Property Trust U/A dated June 12, 2015, by Warranty Deed from Randall R. Calvert and Carrie L. Calvert, husband and wife, of record in Instrument No. 20150617-0057758, in the Register's Office of Davidson County, Tennessee, dated June 12, 2015 and recorded on June 17, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, Annandale, as recorded in Plat Instrument No.20051209-0148093.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Jane Ransom Subdivision, as recorded in Plat Book 6200, Page(s) 624.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20051128-0142346 and amended in Instrument No. 20070302-0026101.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040825-0102573 and Instrument No. 20050526-0059633.

Construction and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20060323-0033141.

This is improved property located at 2100 Elderton Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2022.

Dean E. Tozer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dean E. Tozer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022